

NEWINGTON PLANTATION ESTATES ASSOCIATION HOMEOWNER MEETING MINUTES May 15, 2023

CALL TO ORDER: A meeting of the Newington Plantation Estates Association (NPEA) was called to order at the Newington School Cafeteria at 7:01 by President Randy Sadler. Forty Newington households attended the meeting.

Randy introduced the members of the board:

President	Randy Sadler	843-875-7440	rsadler17@gmail.com
Vice-President	Mark LaVigne	843-875-9988	lavigma@aol.com
Treasurer	Jennifer Roberts	843-607-8821	tgrlily38@gmail.com
Secretary	Kelly Roberts	843-532-5159	klaroberts1960@gmail.com
Member-At-Large	John DuBose	843-870-5338	vmee@aol.com
Member-At-Large	Larry Collett	843-323-2935	larry@collettfoundation.org
Past President	Thomas Nolan	843-693-7604	npeanolan@aol.com

VISITORS: Russ Touchberry, Town Council District 3, Summerville, SC
PFC Jonathan James, Traffic Safety Division, Summerville Police Department

MINUTES: Minutes for the previous general meeting (10/24/2022) have been posted on the website. That meeting focused on reviewing and approving NPEA's new by-laws. Kevin Carrol moved to accept the minutes without changes. The motion was seconded by John Dubose and approved by a unanimous voice vote.

TREASURER'S REPORT: The most current financial report was attached.

(1) Report Summary.

- a. YTD covered Jan-Apr 2023. The 12-month report (for 2022) provided a budgetary outline for 2023.
- b. "Insurance" category: 2023 insurance costs include liability insurance from Philadelphia Insurance (\$4,555) and Workman's Comp (\$2,209). For 2024, the Board plans to get a cost comparison from several companies.
- c. Largest item in "Repair/Maintenance" was \$11,595 for pool repairs completed prior to the 2023 pool season.
- d. Bank balances were as of April 30, 2023. During April, \$30,000 was transferred from checking to savings.
- e. CD's (\$48,000): The Association now owns 24 one-year CDs that will renew at 2-week intervals. By creating this "CD ladder," each month about \$4,000 (plus interest) will roll over.

(2) Other Items.

- a. 71 homeowners were late for at least one or more HOA dues payments. (NOTE: a second dues notice was sent to homeowners in arrears on dues in February). Of these 71 homeowners, fifteen owed more than \$1,000 in dues and late fees. NPEA plans to pursue liens for these delinquencies.
- b. CPA Brian Kurtz will perform the annual financial review of our books.
- c. Our 2022 HOA tax return (Form 1120-H) was sent to the IRS in March.
- d. Kevin Carroll would like to see finances reflected on a spreadsheet. The Board will consider his suggestion.

NEW BUSINESS:

(1) Councilman Touchberry presented an update of the Phase Three Project for the Myers Parkway. The information was provided to him by Chris Byrd, Parkway Project Manager. As of the end of April the project is 22% complete and 36% of the funding has been used. The current completion date is June 2026 (90 days ahead schedule).

a. Milestones achieved so far on the project:

- Downstream mitigation work (Sawmill Branch excavation) from Greenwave Blvd. to Dorchester Rd is complete.
- The embankment has been constructed for the entire length of the project within a few feet of subgrade from Flood Heirs Rd. to the existing terminus of BMP except for the approaches for bridge 4 over East Carolina.

- A majority of the new floodplain area has been excavated between the SBWBT and new BMP embankment. This can be seen directly adjacent to the SBWBT from East Carolina to Luden Drive.
- All of the foundations for floodplain bridges 1, 2, and 3 have been installed and all of the phase 1 foundations have been installed for bridges 6 and 7 on Luden Drive
- 2 of the 3 deck pours for bridge 1 have been completed and bridge 1 should be completed by mid-June.
- The three box culverts on the project are complete.
- All the new crossline drainage pipes have been installed under the existing Berlin Myers Parkway.
- 29% of the project storm drainage has been installed.
- Greenwave realignment is complete, and traffic was shifted onto the new alignment.
- All utility relocations are underway, and most will be completed by mid-June.

b. Upcoming work that the public may see:

- Ramp 4 will be constructed and traffic on existing southbound Berlin Myers will be shifted onto the new ramp. Then Northbound traffic will be shifted onto the existing southbound lanes. This will allow for the construction of Ramp 3 and eventually the new approaches and remaining foundations for bridge 4 over East Carolina.
- Work on Mechanically Stabilized Earth (MSE) walls has begun. MSE walls are layers of compacted backfill and reinforcement elements, supported by a wall facing. These walls can be seen along existing Berlin Myers from East Richland heading toward East Carolina.
- Work has started on the pedestrian switchback ramp at the end of Coralie Drive.
- Paving the mainline between Luden and East Carolina should begin in June or July. This will eventually allow the bike/hike trail to be moved onto the roadway and allow reconstruction of the existing trail.

c. Ben Hough asked about sound walls. Mr. Touchberry said there were no plans for sound walls.

(2) Officer Jonathan James provided general information about the Summerville Police Department's efforts to enforce traffic laws, and he answered individual concerns. William Quackenbush brought up Smythe as a special speeding problem area, and Jessica Gardner agreed. They both live on Smythe. Other traffic concerns were brought up by homeowners, including problems about stop signs being ignored at Smythe and Boone.

(3) Three-way Stop at Smythe and KCC. This 3-way intersection is located a few blocks away from Lee Street, which is the main entrance into our neighborhood. Pedestrians and drivers have trouble looking up the hill and seeing traffic coming around a curve at this intersection. Because of the hill, the turn, and the speed of cars here, this is one of the most dangerous intersections in Newington. For the safety of drivers and pedestrians, this T-intersection needs to be configured with stop signs as an "all-way stop." In 2011, NPEA's request for three stop signs at this intersection was turned down by SCDOT. Kevin Carrol moved for NPEA to resubmit another request to the Town for a three-way stop at King Charles and Smythe. Motion was seconded by Luke Bock and approved by a unanimous voice vote.

(4) Speed Humps. Summerville's process for installing speed humps requires:

- (a) Meeting the criteria (a volume of 500 vehicles a day and a 85th percentile speed of over 25 mph); and,
- (b) Completing a petition where a majority of residents in the area concur with the installation; and,
- (c) Receiving the approval of the Town Council.

(d) If these three steps are met, NPEA would be responsible for funding the speed humps (at approx. \$4-5k each). Multiple speed humps would likely be necessary to be effective. The last time the Town Engineering Dept. collected speed data on KCC, the result did not support the speed hump criteria. Studies in various areas of Summerville have rarely supported speed humps. The Town will do another speed study provided NPEA identifies the areas that they need to study. NPEA will pursue speed humps on the two long straight aways: 313-411 KCC and 449-523 KCC. If these roadways meet speed hump criteria, then the Board would need to circulate a petition (see attached sample). If these two KCC sections pass the criteria, other areas in Newington could be considered for study.

(e) Randy will talk with the Town Engineer about other possible traffic calming methods.

(5) Speed Limit Signs. Newington resident Kevin Carroll said four speed limit signs have disappeared from the neighborhood. The missing four signs are:

1. Entering Newington from Lee, the outbound one is still there.
2. Axtell just after you cross King Charles Circle.
- 3 and 4. At the bottom of Smythe almost across from each other.

Kevin wants to see the Town replace these four, and then add two more (one immediately at Axtell as you enter Newington and another further down at Axtell before it becomes KCC). One sign could also be located near the site of a speeding complaint by the resident at 69 King Charles Circle. Kevin also wondered why there was not any school signage or flashing lights. Randy will talk with the Town Engineer about these neighborhood traffic signs.

(6) Pool Renovation. A neighborhood planning group has been formed consisting of President Randy Sadler, Vice-President Mark LaVigne, engineer Ed Kirsch, and engineer Gene Brislin. They are examining alternatives for improving the Newington pool facility. (Refer to the attached drawings).

Possible Improvements:

1. Enclose, insulate, and air condition the main area and bathrooms.
2. Totally renovate both bathrooms.
3. Replace the lifeguard office with a new snack bar area (with a counter, sink, cabinets, and refrigerator).
4. Enlarge the main area by adding 15 feet to the left side of the existing building and adding 8 feet to the front of the building. The approximate size of the main room goes from about 800 sq. ft. to 1600 sq. ft.
5. Build a 12'x 15' storage closet attached to the rear corner of the 15' addition.
6. Build a 12'x 15' lifeguard office/storage shed outside the current left side fence line (between the corner gazebo and the kiddie pool).
7. Add a small, covered space and additional deck area beside the kiddie pool.
8. Install aluminum bleachers at a location outside the rear fence (reconfigure fence around the bleachers).
9. Restore the drainage ditch along the right side of the pool perimeter. Gene Brislin felt that the Town should be responsible for fixing the ditch.

REPORT OF THE BOARD:

(1) Contracts. The Board has agreed to continue the Association's contracts with David Peterson (for landscape maintenance) and Mike Gobin (for financial management). They are both doing a good job. These contracts each contain a clause that allows them to be cancelled at any time for any reason.

(2) By-Laws. A set of new NPEA bylaws was filed and recorded on 11-9-2022. In March 2023, the Board recently considered a proposal by homeowner Ben Hough to change the bylaws by creating a third elected Member-At-Large position. This change would convert the Past President position to a one-term, non-voting advisory position. The Board voted 7-0 against this proposed change. Gene Brislin said he supported Ben's by-laws amendment. He was not aware of any municipalities that had an unelected voting member on a council or on a board. Randy said HOAs were different. Per state laws, an HOA Board member must be either elected or appointed IAW the HOA's bylaws. Randy said a designated board position was not uncommon for HOAs, and NPEA has had this provision for over 30 years.

(3) "No Solicitors" signs. Board members all agreed that putting "No Soliciting" signs at the entrances would not keep solicitors off individual properties. In fact, courts have consistently ruled that community rules to restrict solicitation are unconstitutional violations of free speech. If individual homeowners want to keep door-to-door salespeople and other solicitors from bothering them at home, they should visibly display a "No Soliciting" sign on their private property (e.g., on the front door and/or on a window).

(4) Website. Larry Collett has created a new NPEA website that has been in use for about six months. It incorporates a method to make electronic payments directly to NPEA. So far, over 150 Newington homeowners have used this method of payment. If anyone encounters any website problems, they should contact Larry for a solution.

(5) Watch for Mischief. The Board keeps getting reports of thieves checking unlocked car doors and stealing property left out in the open. On 5-10-23, teens were reported wandering KCC at 3 am and checking car doors. A door camera picked up the event and police searched the neighborhood. Bikes were found that had apparently been abandoned by the teens after they evaded capture. Days later, there was also a report of a car being stolen in the neighborhood. Stay alert and report suspicious activity to the police at: **843-871-2463**. "Ring Neighbors" allows security cameras to share

videos and info with neighbors and can provide alerts to crime and safety issues in real time. It is open to everyone, regardless of whether they have a Ring device.

REPORT OF THE COMMITTEES:

(1) **COVENANTS.** Due to an increase in workload with his job, Thom Nolan has had to step down as the ARC chairperson. The Board has subsequently assumed the Covenants/ARC role. For outdoor building projects, homeowners should submit their plans to the NPEA President or Vice-President. Covenant complaints can be forwarded to any Board member.

(2) **POOL.** Kelly Roberts (Chairperson) klaroberts1960@gmail.com.
Committee members: Victoria Merritt, Rob Gross, Sarah Gibson, Jena Ferguson, Natalie Clark, and Nancy Bacher. Mark Lavigne serves as the Board's liaison with repairs/pool company.

a. Pool Operations. Opening day is May 27 (free swim 10-6; and free pizza 11:30-1:30). Pool memberships can be purchased all summer at the pool. This season, Kelly plans to supervise the concessions and lifeguards (as a non-paid volunteer). She will designate a head lifeguard who will be paid more to assume extra duties. She will also designate a head pool attendant who will be paid more to manage the concession (oversee supplies, stocking, etc.).

b. Pool Maintenance. The following maintenance work was completed prior to the 2023 pool season:

1. Blue and white analog flow meter was installed on the main pool (per DHEC regulations).
2. Main pool motor bearing was replaced (it had severe bearing noise).
3. New cartridge filter elements were installed for the 2023 season.
4. Rainbow stick feeder was replaced on the main pool.
5. Suction side of the wading pool pump was replumbed. Two Jandy valves and a high temp union to the pump were replaced.
6. Diving board stand was replaced.
7. The pool fill spout was replaced with a stainless-steel spout (per DHEC recommendations).
[NOTE: A total of \$11,595 was paid for items 1-7 above].
8. Two new outdoor refrigerators were purchased for use at the pool snack bar (\$1,171).
9. Replaced ventilation fans in the pump room and in the bathrooms, and outdoor outlets and switches at the gazebo area and at the back fence (\$350).
10. Removed trees that were near the pool (\$500).
11. The following pool furniture was purchased: Six big tables, six small tables, and two picnic tables (\$1,517). The Board will consider replacing the remaining pool furniture next year.

(3) **SOCIAL.** Jessica Toolin (Chairperson) 843-670-1796 jessicaltoolin@gmail.com.

Scheduled events so far:

June	Movie Night @ Pool (cancelled)
September	Corn Hole Games
October	Halloween Event/Parade
November	Fall Shopping Event w/Santa
January	Polar Plunge

(4) **NEWSLETTER.** Emily Vick (Chairperson) 843-343-2506 emvick@hotmail.com. Emily's most recent newsletter was distributed in April. Contact Emily if you have articles for the Fall 2023 newsletter.

(5) **YARD OF THE MONTH.** Kelly Roberts (Chairperson). Contact Veronica Graham with any nominations at grahambria@bellsouth.net.

UNFINISHED BUSINESS:

(1) Parking Lot. Members have authorized the Board to spend “up to \$5,000” to make improvements in the unpaved NPEA pool parking area. The members wanted a new layer of gravel in the parking area and possibly a new bike rack. Action has been deferred pending a decision on the proposed pool house improvement project. STILL OPEN.

(2) Lee Street Entrance. The new reader board has been installed. Thanks go to Thom Nolan and all the other neighborhood volunteers who removed the old sign and put up the new one. Daniel Williamson has installed a wiring circuit to the sign for \$125. NPEA Board authorized up to \$1,000 to fix the water service at the Lee Street entrance. After troubleshooting, the sprinkler controller was found to be inoperative, a couple of sprinkler heads need to be replaced, and a broken line near the reader board needs to be repaired. We are awaiting an estimate to fix the system. STILL OPEN.

(3) Lee Street Sidewalk. Gene suggested that NPEA write a letter to Kima regarding the completion of the Lee Street sidewalk since the funds are now available to pursue this project.

MEETING ADJOURNED: A motion to adjourn the meeting was made by Kevin Carrol, seconded by seconded by Luke Bock, and approved by a unanimous voice vote. The meeting was adjourned at 8:37 pm.

Minutes Written by: Kelly Roberts on 5-15-2023.

Minutes Approved by: NPEA BOARD on 5-27-2023.

Signed,



RANDY SADLER, President, NPEA
P.O. Box 654, Summerville, SC 29484

NEWINGTON PLANTATION ESTATES ASSOCIATION
FINANCIAL STATEMENT

APRIL 30, 2023

JAN-APR 2023

<u>INCOME</u>	<u>APRIL</u>	<u>YTD 2023</u>
<u>Hoa Dues</u>	<u>982.10</u>	<u>28,631.37</u>
<u>Advertising</u>		
<u>Interest</u>		
<u>Other</u>	<u>0</u>	<u>145.80</u>
<u>Pool Membership</u>	<u>8,520.00</u>	<u>8,520.00</u>
<u>Lessons</u>		
<u>Rental</u>		
<u>Concessions</u>		
<u>TOTAL INCOME</u>	<u>9,502.10</u>	<u>37,297.17</u>

<u>EXPENSES</u>	<u>APRIL</u>	<u>YTD 2023</u>
<u>Electric</u>	<u>892.84</u>	<u>3164.86</u>
<u>Insurance</u>	<u>2,209.00</u>	<u>6,764.00</u>
<u>Landscaping</u>	<u>695.00</u>	<u>2,225.00</u>
<u>Legal/Accounting</u>	<u>0</u>	<u>340.00</u>
<u>License</u>	<u>0</u>	<u>225.00</u>
<u>Management</u>	<u>495.00</u>	<u>1,980.00</u>
<u>Miscellaneous</u>	<u>487.81</u>	<u>1,118.98</u>
<u>News & Postage</u>	<u>662.72</u>	<u>662.72</u>
<u>Pool Service</u>	<u>988.00</u>	<u>3,749.32</u>
<u>Repair/Maintenance</u>	<u>12,459.82</u>	<u>13,259.82</u>
<u>Social Committee</u>	<u>0</u>	<u>385.11</u>
<u>Supplies</u>	<u>745.52</u>	<u>1,677.63</u>
<u>Water</u>	<u>99.25</u>	<u>421.96</u>
<u>Trash</u>	<u>0</u>	<u>215.75</u>
<u>Payroll</u>	<u>0</u>	<u>0</u>
<u>TOTAL EXPENSES</u>	<u>19,734.96</u>	<u>36,190.15</u>

<u>OVER/SHORT</u>	<u><10,232.86></u>	<u>1,107.02</u>
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BANK BALANCES

<u>CHECKING</u>	<u>\$15,713.45</u>
<u>SAVINGS</u>	<u>\$72,734.19</u>
<u>CD'S</u>	<u>\$48,000.00</u>
<u>TOTAL</u>	<u>\$136,447.64</u>

2022 INCOME & EXPENSES

Starting cash balance

Checking \$ 26,338.52
 Savings \$ 46,715.92
 CD's \$ 44,000.00
TOTAL \$ 117,054.44

*YTD 2022 provides
 annual budget
 information.*

NEWINGTON PLANTATION ESTATES ASSOCIATION

FINANCIAL STATEMENT

December 31, 2022

INCOME	DECEMBER	YTD 2022
Hoa Dues	\$ 23,632.30	\$ 60,486.66
Late Fees	\$	
Advertising	\$	
Interest	\$ 18.27	\$ 32.80
Other	\$ 110.28	\$ 860.28
Pool Membership	\$ 0	\$ 48,328.00
Lessons	\$ 0	\$ 183.00
Rental	\$ 0	\$ 6,855.00
Concessions	\$ 0	\$ 5,492.18
TOTAL INCOME	\$ 23,760.85	\$ 122,237.92

EXPENSES	MONTH	YTD 2022
Bank Fees	\$ 0	\$ 20.00
Concession	\$ 0	\$ 2,774.10
Donations	\$ 0	\$ 1,580.00
Electric	\$ 834.51	\$ 8,434.80
Insurance	\$ 0	\$ 7,110.00
Landscaping	\$ 515.00	\$ 9,975.00
Legal + Acctg	\$ 400.00	\$ 3,524.49
License	\$ 0	\$ 225.00

2022 INCOME & EXPENSES CONT'D

NEWINGTON PLANTATION ESTATES ASSOCIATION

FINANCIAL STATEMENT

~~September 30, 2022~~

DECEMBER

INCOME	DECEMBER	YTD 2022
EXPENSES CONT'D		
Management	\$ 495.00	\$ 5,940.00
Miscellaneous	\$ 0	\$ 155.00
News & Postage	\$ 166.00	\$ 2,080.76
Phone/Internet	\$ 0	\$ 1,071.75
Pool Service	\$ 0	\$ 8,840.25
Property Taxes	\$ 0	\$ 1,274.17
Repairs/Maint.	\$ 0	\$ 29,540.00
Signs	\$ 2,739.41	\$ 3,962.04
Social	\$ 75.00	\$ 1,845.95
Supplies	\$ 41.03	\$ 901.97
Water	\$ 117.97	\$ 3,639.40
Trash	\$ 90.75	\$ 876.60
Payroll- Wages	\$ 0	\$ 26,271.92
Payroll- Taxes	\$ 0	\$ 5,143.46
Payroll- Service	\$ 0	\$ 1,037.51
TOTAL EXPENSES	\$ 5,474.67	\$ 126,224.17

2022

Ending Cash Balance

Checking	\$ 44,606.43
Savings	\$ 44,734.19
CD's	\$ 46,000.00
TOTAL	\$ 135,340.62

Traffic Calming Request Procedure

Speed humps or other traffic calming devices will be installed on a priority basis based on speed and volume of the identified roadways. Due to the overwhelming requests for speed humps, requests under consideration will be limited to through streets with a posted speed limit of 25 miles per hour or less. Cul-de-sacs and dead ends less than 1000' in length will not be considered. In addition, speed humps will be placed on roadways paved with asphalt paving only. Speed humps cannot be placed on the following roadway surfaces:

- concrete,
- chip Sealed,
- or gravel roads.

These road surface types will not accommodate speed humps and will increase call-outs for the maintenance crews.

Date: _____
We, the residents of _____ would support the Town of Summerville installing traffic calming devices on _____
Only one signature per household will be considered by the Town of Summerville.

Note: Speed humps are placed on 25 mph municipal paved roads.

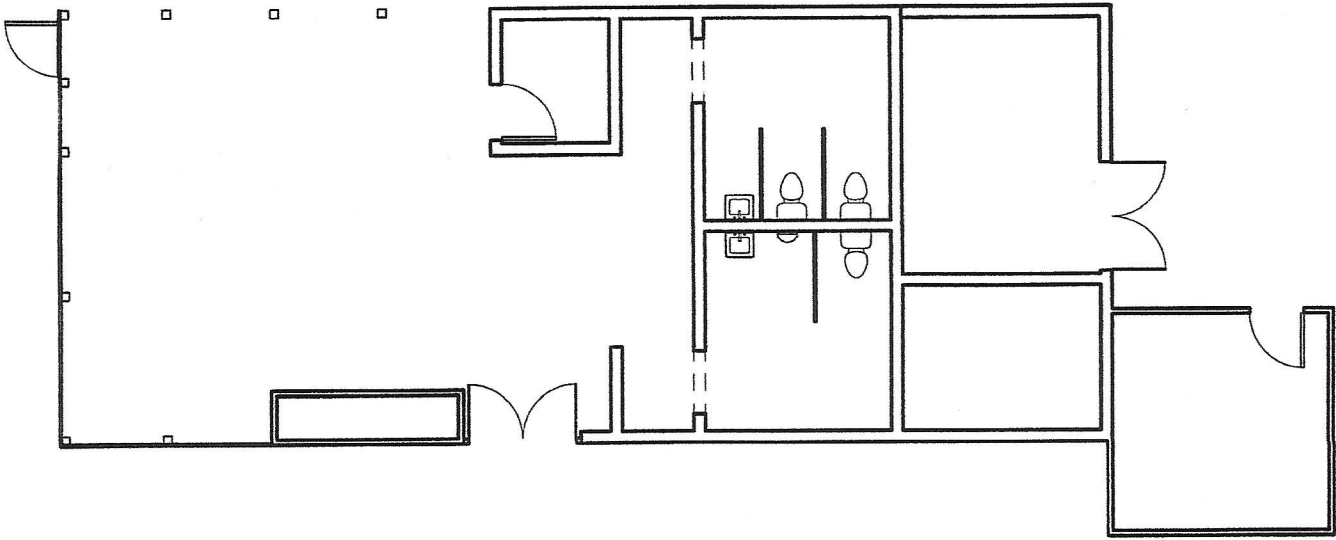
Return signed petition to: Russell W. Cornette, PE, 200 S. Main Street, Summerville, SC 29483

Printed Name

Street Address

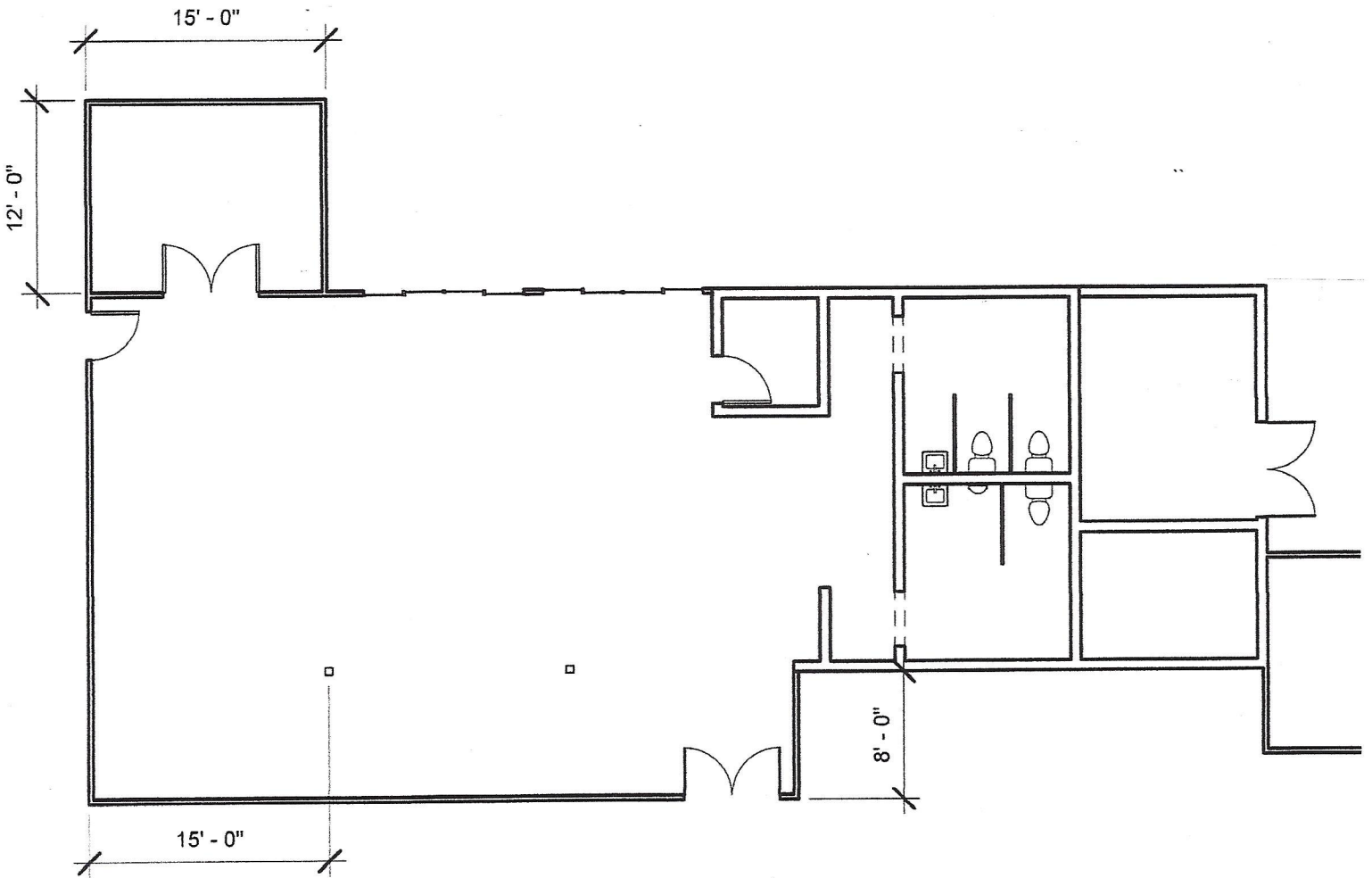
Signature

SPEED HUMP PETITION

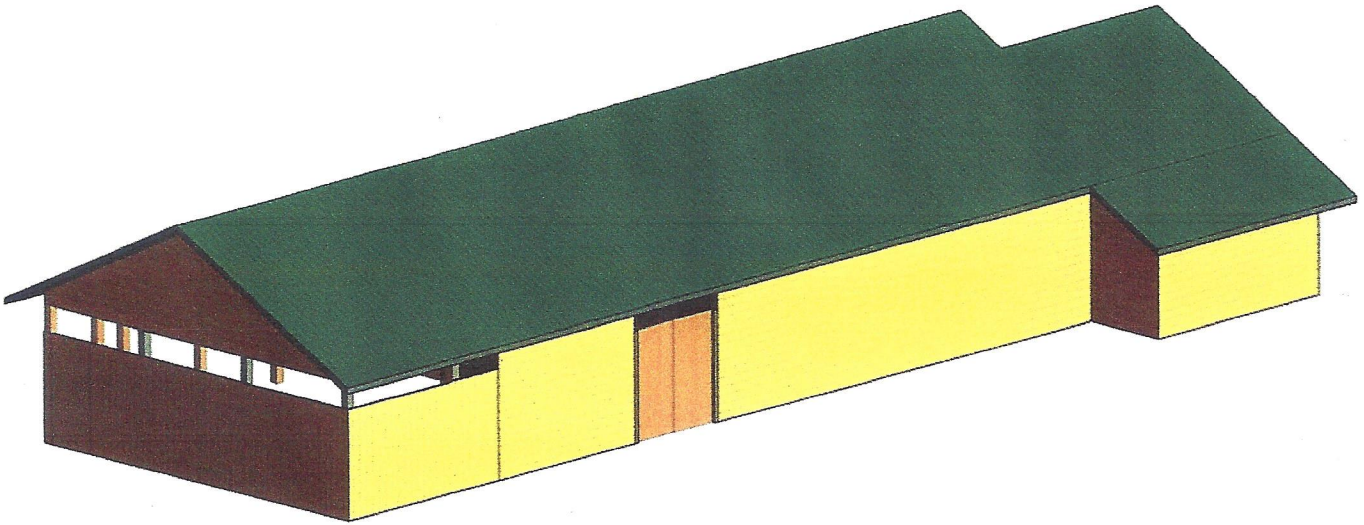


EXISTING FLOOR PLAN

POOL HOUSE RENOVATION

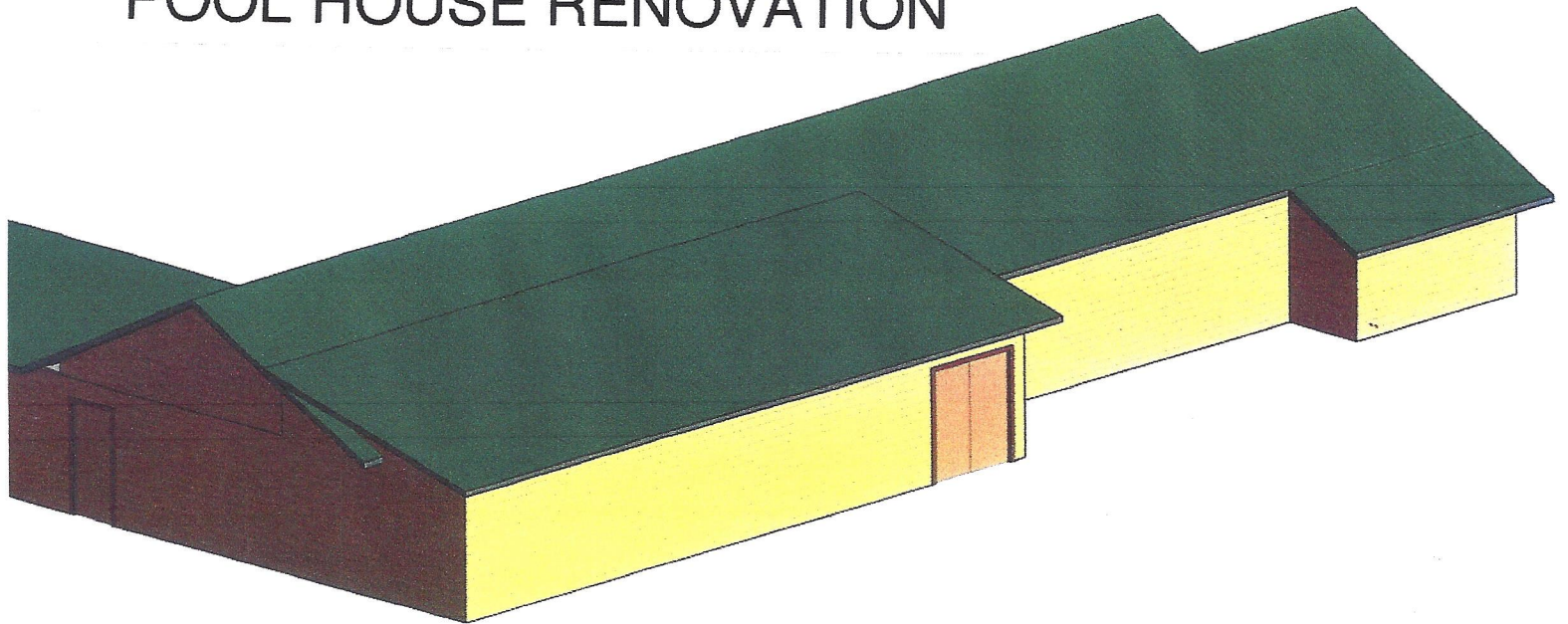


RENOVATED FLOOR PLAN



EXISTING 3D ISOMETRIC

POOL HOUSE RENOVATION



RENOVATED 3D ISOMETRIC

Eugene H. Brislin Jr., PE

606 Old Trolley Road
Suite 202
Summerville, SC 29485
843-821-1678

NEWINGTON POOL HOUSE RENOVATION

PRELIMINARY

MAIN
POOL $\frac{1}{4}$

KIDPIE
POOL $\frac{1}{4}$

STORAGE
AND
LIFEGUARDS
12 x 15

COVERED
SPACE
NEW
CEMENT

NEW
FENCE

OLD FENCE

STORAGE
12 x 15

DOOR

DOOR

PROPERTY LINE

36'0"

$24 \times 36 \approx 864$ sq. ft.
(current)

$32 \times 51 \approx 1632$ sq. ft.
(after renovation)

BATHROOM
12 x 10'4"

BATHROOM
12 x 10'4"

PUMPS
16 x 11

Storage
8 x 11

Storage
12 x 12

DOOR

DOOR

51'0"

32'0"

8'0"